

PLANNING COMMISSION REPORT



MEETING DATE: March 24, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

McKnight & Main Office/Residential Building - 4-ZN-2004

REQUEST

Request to rezone from Single Family Residential District, Downtown Overlay (R1-7 DO) to Service Residential District, Downtown Overlay (S-R DO) on a .25 +/- acre parcel located at 7539 McKnight Avenue.

Key Items for Consideration:

- A majority of this area is zoned Service Residential and Downtown zoning districts.
- The existing dwelling on the site will transition from a residence to residential/professional offices.
- There are two existing units zoned single family located north of the site along the east side of McKnight Avenue.
- The site is located within the Downtown Overlay District; Ordinance No. 3543 adopted December 9, 2003.

Related Policies, References:

- The proposal is compatible with the Land Use Element of the General Plan.
- The site is located within the Downtown Overlay District; Ordinance No. 3543 adopted December 9, 2003.
- The Downtown Overlay serves to provide incentives for new buildings for smaller downtown businesses.

OWNER

Tom Frenkel
480-941-2260

APPLICANT CONTACT

Tom Frenkel
The Clayton Companies
480-941-2260

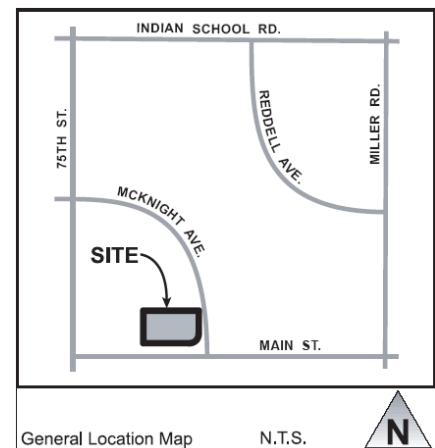
LOCATION

7539 E McKnight Avenue

BACKGROUND

Zoning.

The site is zoned Single Family Residential District, Downtown Overlay (R1-7 DO). The R1-7 zoning district allows for single-family dwellings and uses incidental or accessory to recreational, religious and educational facilities.



General Plan.

The General Plan Land Use Element designates the property as downtown. This category includes incentives for residential projects and for mixed-use development.

Context.

The parcel is located in the Scottsdale Manor Subdivision on the northwest corner of Main Street and McKnight Avenue. The surrounding property west of the site along Main Street and north of the site along McKnight Avenue is zoned Service Residential (S-R). Three lots to the east, and north of the site are zoned Downtown/Office Residential (D/OC-1.5). There are 17 existing lots with one story buildings zoned Service Residential (S-R), 2 existing lots with two story buildings zoned Downtown/Office-Residential (D/OR-1.5), and 2 lots zoned Central Business District (C-2).

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The goal of this request is to rezone one single-family lot from a Single Family Residential (R1-7) to a Service Residential (S-R) district. This is one of the last four lots zoned R1-7 of the 24 existing, lots to be rezoned to Service Residential (S-R). The purpose of the rezoning request is to build a professional office/residential building, which is allowed under the S-R district zoning.

Development Information

- *Existing Use:* single family residential
- *Buildings/Description:* one single family dwelling
- *Parcel Size:* 7,608.81 square feet net
- *Building Height Allowed:* 26 feet
- *Existing Building Height:* 26 feet
- *Floor Area:* office 4,100 / residential 1,448 square feet
- *Parking:* 8 spaces are required, 8 are provided
- *Other:* access to McKnight Avenue, Main Street, and parking in the rear of the building through the alley

IMPACT ANALYSIS

Traffic.

A trip comparison analysis has been completed for this site. At a projected 141 vehicle trips per day, including 33 in the AM peak hour and 32 vehicle trips in the PM peak hour, this site is not considered a significant generator of traffic. All vehicular traffic will access the parking from the alley in the west or along Main Street or McKnight Avenue.

Impact to the immediate area will be minimal as several properties are zoned commercial. A ten foot dedication to the alley will be required as part of the applicant's development.

Water/Sewer.

Water and sewer services are currently available to this lot, and capacities are sufficient to accommodate the proposed use.

Police/Fire.

Rural Metro has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access. The Police Department has reviewed the case and has no issue with the rezoning of this site.

Policy Implications.

The S-R district provides for administrative, clerical, and professional office of a residential scale and character that has been established in this area. This site is located within the Downtown Overlay District that was adopted in December 2003 to create new opportunities for the development or expansion of properties that do not have downtown zoning.

Community Involvement.

A Neighborhood Communications packet has been mailed to all building owners within a 700-foot radius of the site. This will include approximately 45-50 building owners who will receive this notification. The package will include a copy of the project narrative, site plan, and letter describing the project. There has been no response regarding this proposal at the time of drafting this report.

Community Impact.

The rezoning will allow the existing site to be developed as office/residential or other allowed S-R uses. This transition will complete the rezoning of all properties from McKnight Avenue west to 75th Street and north of Main Street. The proposed use of the property includes dwellings and business/professional offices. This use is similar in character and compatible with the aligned uses in the surrounding areas.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.


RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

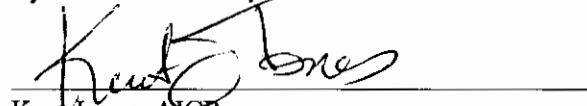
STAFF CONTACT(S)

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author



Kurt Jones, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

THE CLAYTON

C O M P A N I E S

**7539 McKnight
Scottsdale, AZ 85251**

Project Narrative - Re Zoning to S.R.

This request is to rezone the above parcel from R1-7 to S.R. zoning. We are requesting this to permit for development of a mixed use project consisting of a residential/office component. The S.R. rezoning is prevalent in the immediate area with this being one of the last remaining residential parcels.

Applicant developed the McKnight building two years ago, a similar mixed use project located at 4021 N. 75th street. Applicant is familiar with most of the neighbors in this area and anticipates overwhelming support for the project.

**4-ZN-2004
3-1-04**

COMMERCIAL REAL ESTATE DEVELOPMENT

4332 N. Wells Fargo #200 ■ Scottsdale, AZ 85251 ■ Phone: 480-941-2260 ■ FAX: 480-423-0689



Q.S.
16-45

G.I.S. ORTHOPHOTO 2002

McKnight & Main
Office / Residential Building

4-ZN-2004

ATTACHMENT #2

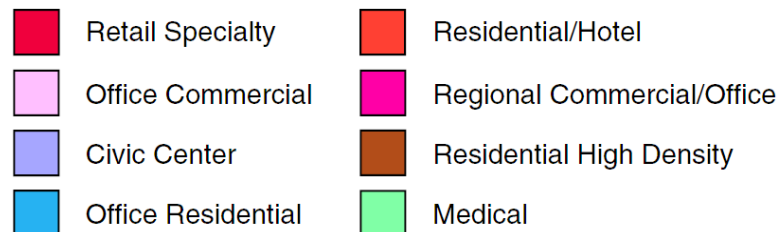
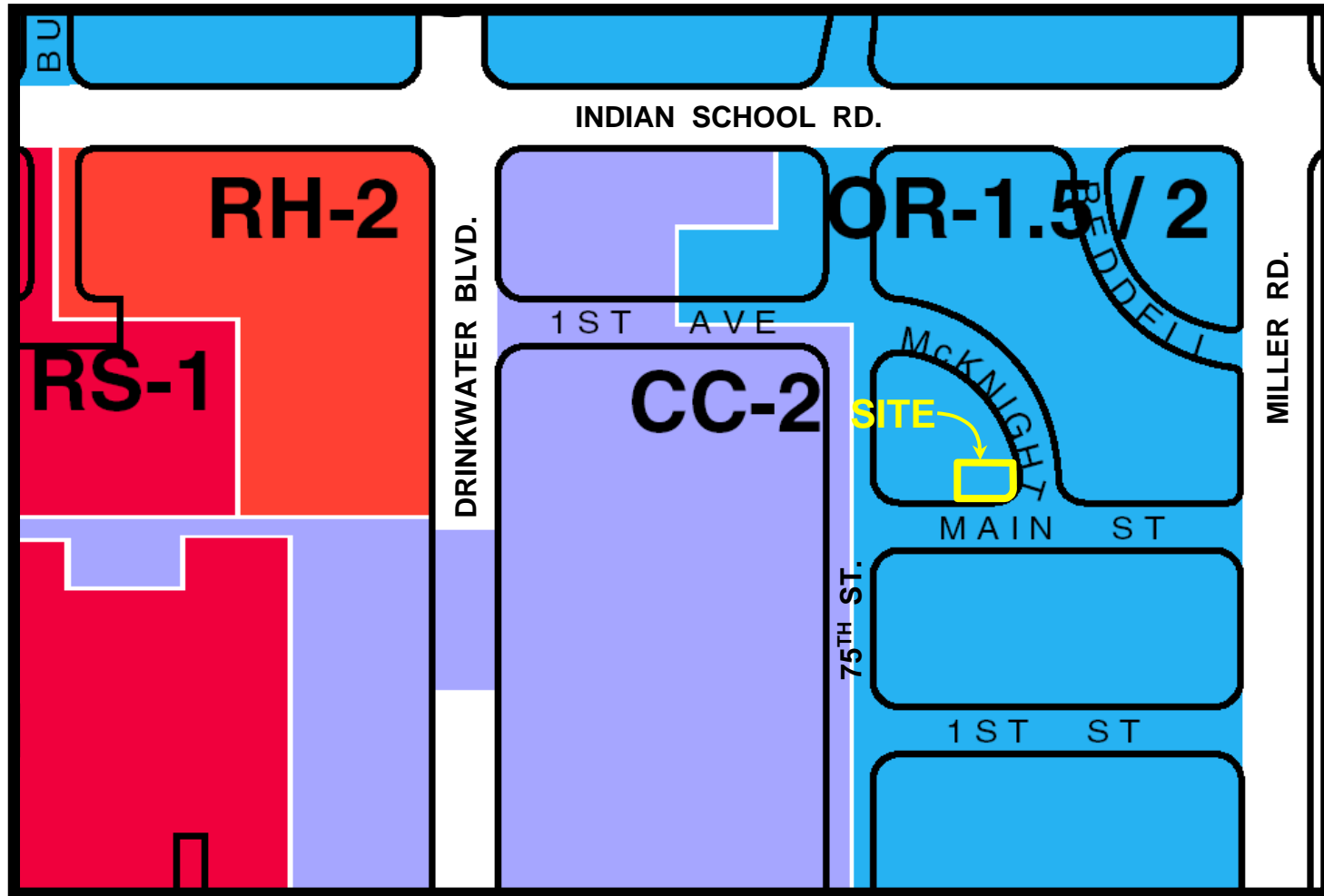


McKnight & Main
Office / Residential Building

4-ZN-2004

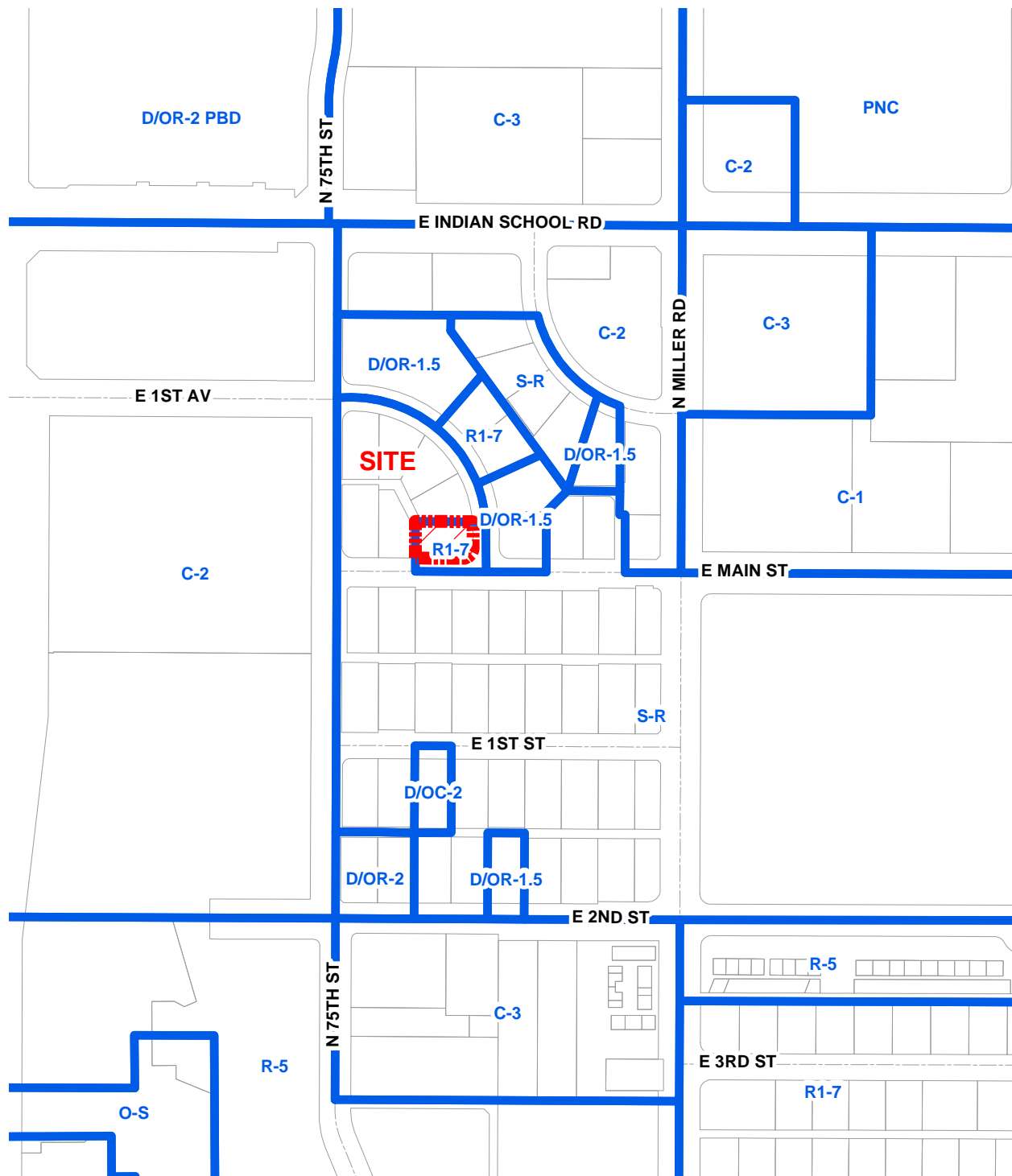
ATTACHMENT #2A

Downtown General Plan



4-ZN-2004
ATTACHMENT #3

Rezone from Single Family Residential District, Downtown Overlay
(R1-7 DO) to Service Residential District, Downtown Overlay (S-R DO)



4-ZN-2004
ATTACHMENT #3



STIPULATIONS FOR CASE 4-ZN-2004

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. These stipulations take precedence over the site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

ENVIRONMENTAL DESIGN

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 20 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Main street	25 ft half street (25 ft existing)	Existing	
McKnight	25 ft half street (25 ft existing)	Existing	
Alley	10 feet for the alley	Pave alley with asphalt pavement	

2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Main Street and McKnight street - The developer shall dedicate a one foot wide vehicular non-access easement on these streets except at the approved street entrances.
 - b. There shall be a maximum of one site driveway from either Main or McKnight streets.
3. Site Parking: The developer shall provide 24 feet of unobstructed backing distance as measured from the rear of the parking stall.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Determine easement dimensions necessary to accommodate design discharges.
 - b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.

- d. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
 4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.

- b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

OTHER REQUIREMENTS

1. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
2. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
3. **UTILITY CONFLICT COORDINATION.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.

ADDITIONAL INFORMATION FOR CASE 4-ZN-2004

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

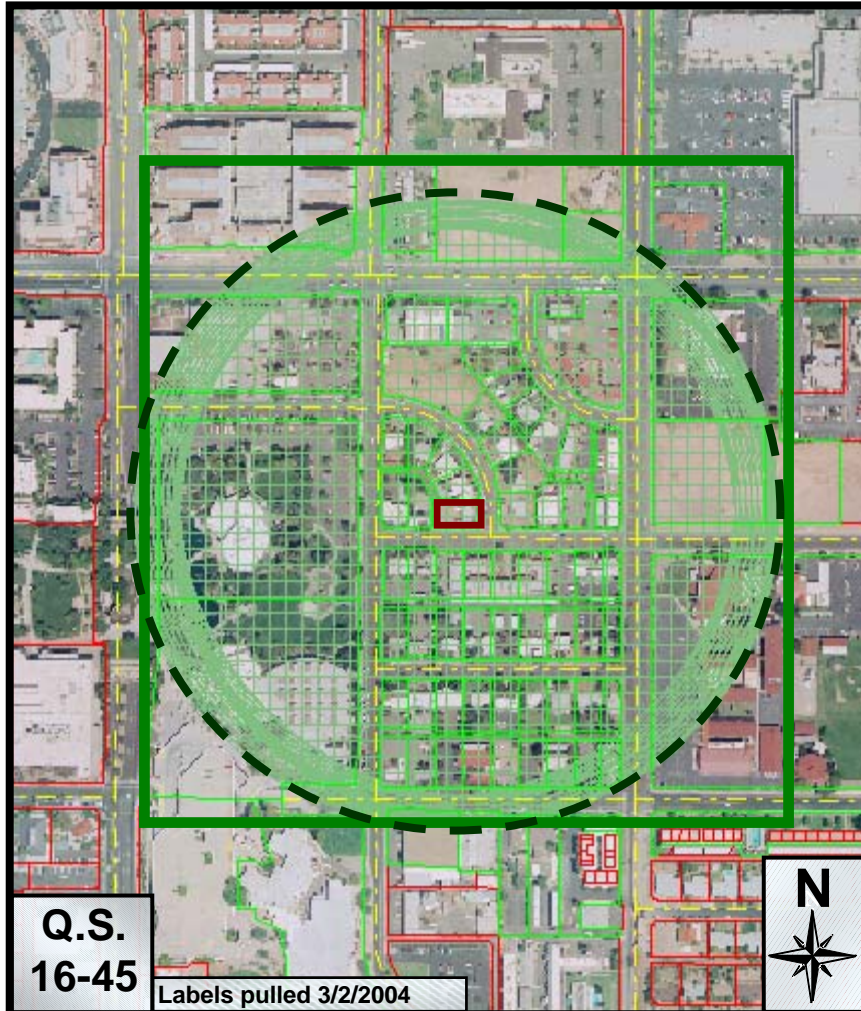
1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**McKnight & Main Office/Residential
Building
4-ZN-2004**

Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



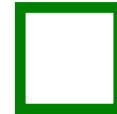
Map Legend:



Site Boundary



Properties within 750-feet



Extended Selection
(Additional properties notified)

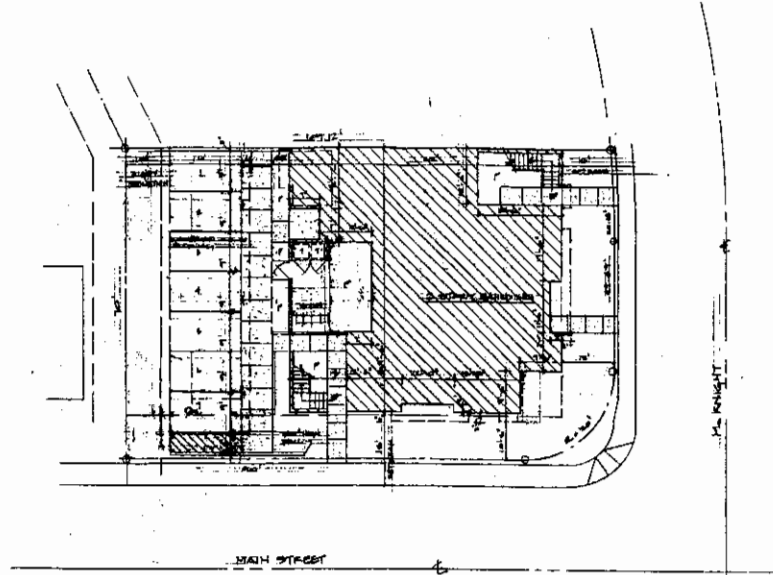
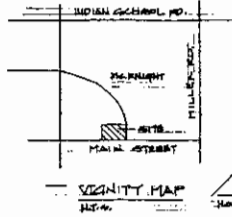
Additional Notifications:

- Interested Parties list
- Scottsdale Coalition

**McKnight & Main
Office/Residential Building**

4-ZN-2004

ATTACHMENT #8

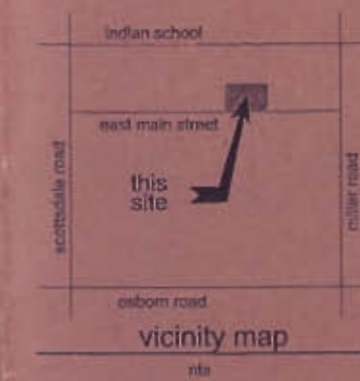
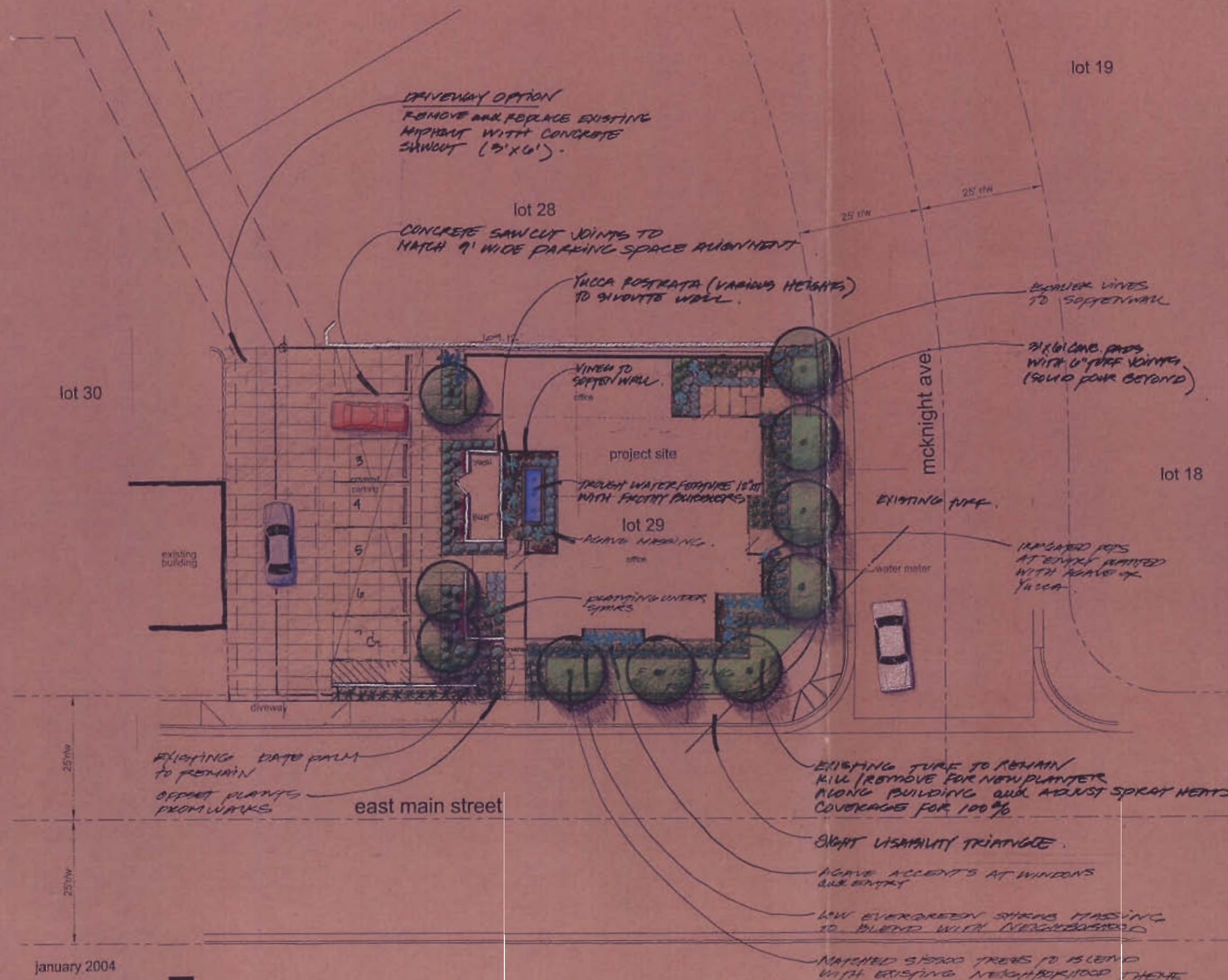


SITE PLAN
7/1/00

DATA:
PROJECT ADDRESS: 7339 E. MCKNIGHT AVENUE
OWNER: TIM FREEMAN
THE CLAYTON COMPANY
4321 N. WILLOW PARK
SCOTTSDALE, ARIZONA
TOWNSHIP 8
LEGAL DESCRIPTION: LOT 26, SCOTTSDALE MAP, ACCORDING TO
TO BOOK 44 OF MAPS, PAGE 21 OF RECORDS
OF MARICOPA COUNTY, ARIZONA
PARCEL NUMBER: 180-25-114
BUILDING SETBACK: 15 FEET PLANNED CURB
BUILDING HEIGHT: 24 FEET
GROSS LOT AREA: 12,625 S.F.
NET LOT AREA: 7,488 S.F.
GROSS FLOOR AREA: 13,216 S.F. - 7,750 S.F.
F.A.R.: 30%
FLOOR AREA PROVIDED:
OFFICE LEVEL ONE: 2,425 S.F.
OFFICE LEVEL TWO: 1,475 S.F.
TOTAL OFFICE FLOOR AREA: 3,900 S.F.
RESIDENTIAL UNIT LEVEL TWO: 1,448 S.F.
NET FLOOR AREA PROVIDED: 5,348 S.F.
TOTAL PARKING REQUIRED:
OFFICES: 100 S.F. / 100 S.F. = 1 SPACE (1,000 S.F. MINIMUM)
ONE RESIDENCE: 1 SPACE REQUIRED
TOTAL PARKING PROVIDED:
OFFICES: 4 SPACES
RESIDENTIAL: 1 SPACE
BICYCLE SPACES PROVIDED IN LIEU OF 1 PARKING SPACE: 16 BICYCLES
TOTAL PARKING PROVIDED: 5 SPACES
REMARKS: PARKING PROVIDED: 5 SPACES
OPEN SPACE REQUIRED: 2,700 S.F.
OPEN SPACE PROVIDED: 3,444 S.F.
PARKING LOT LANDSCAPE SPACE REQUIRED: 100 S.F.
PARKING LOT LANDSCAPE SPACE PROVIDED: 270 S.F.
SEE FRACKLE NORTH 6
SOUTH: 40' TO CURB
EAST: 10' TO CURB
WEST: 5'

McKNIGHT OFFICES
7339 E. MCKNIGHT AVE.
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580



plant list

common name	botanical name	size
trees		
silenced tree	dalbergia sinensis	1-1/2" ca
shrubs		
agave celsi	agave celsi	12" dia
whiters agave	agave yuccifolia	18" dia
mexican grass tree	dasylirion longissimum	3 gallon
beaked yucca	yucca rostrata	3", 4", 5"
shrubs / groundcover		
myers asparagus	asparagus sprengeri 'myers'	1 gallon
3. small bougainvillea	bougainvillea	15 gall. esp.
low boy pyracantha	pyracantha 'coccinea' low boy	1 gallon
rosemary 'arp'	rosmarinus officinalis 'arp'	1 gallon
orange honeysuckle (esp.)	lonicera caerulea	15 gall. esp.
decomposed granite		
1/2" minus 2" deep	madison gold	920 s.t.

note

1. area within site visibility triangle are to be clear of landscape, signs, or other visibility obstructions with a height greater than 2'. trees within triangle shall have a canopy that starts at 7' in height upon installation. all heights are measured from the nearest street elevation.
2. no exterior landscape lighting located on drawings. all exterior lighting by architect.
3. refer to civil engineer for all grading, drainage, setbacks, easements and p.u.s. locations.
4. no native plants on site.
5. all right-of-ways adjacent to this property shall be landscaped and maintained by the property owner.
6. no annuals.
7. all turf is existing and shall have irrigation adjusted for 100% coverage.
8. all landscape shall be irrigated by an automatic underground irrigation system.
9. no existing vegetation to be salvaged on site.
10. all landscape areas shall receive 2" deep 1/2" minus madison gold decomposed granite.

january 2004

BERNHOF DESIGN GROUP



Landscape +
Construction Management
1525 East Camelback Road
Suite 200
Scottsdale, Arizona 85251
Tel 480.451.5453
Fax 480.451.5000



Scale 1"=10'-0"

7539 mcknight

7539 mcknight ave.
scottsdale, arizona 85251